



DEPARTMENT OF GENERAL SERVICES

Executive Office • 1325 J Street, Suite 1910 • Sacramento, California 95814-2928

June 9, 2000

The Honorable Steve Peace, Chair
Joint Legislative Budget Committee
State Capitol, Room 3060
Sacramento, CA 95814

Dear Senator Peace:

As required by Government Code Section 8878.61, this report provides expenditure information for activities being carried out pursuant to the Earthquake Safety and Public Buildings Rehabilitation Bond Act of 1990 for state-owned buildings. The Bond Act requires that:

"The Director of General Services shall provide to the Joint Legislative Budget Committee and chairpersons of the fiscal committees in each house of the Legislature a listing of expenditures for activities pursuant to this article by January 10 of each year. This information shall be submitted either in the Governor's Budget document or a separate report."

If you need further information or assistance on this matter, you may wish to have your staff contact Joel McDonald, Chief, Seismic & Special Programs Section, Professional Services Branch, Real Estate Services Division, at (916) 445-2600.

Sincerely,

CLIFF ALLENBY, Interim Director
Department of General Services

CA:JM:dla

Attachments

cc: See Attached Distribution List
Mike Courtney, Acting Deputy Director, Real Estate Services Division,
Department of General Services
Jack Barr, Chief, Professional Services Branch, Real Estate Services Division,
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Joel McDonald, Chief, Seismic & Special Programs Section, Professional
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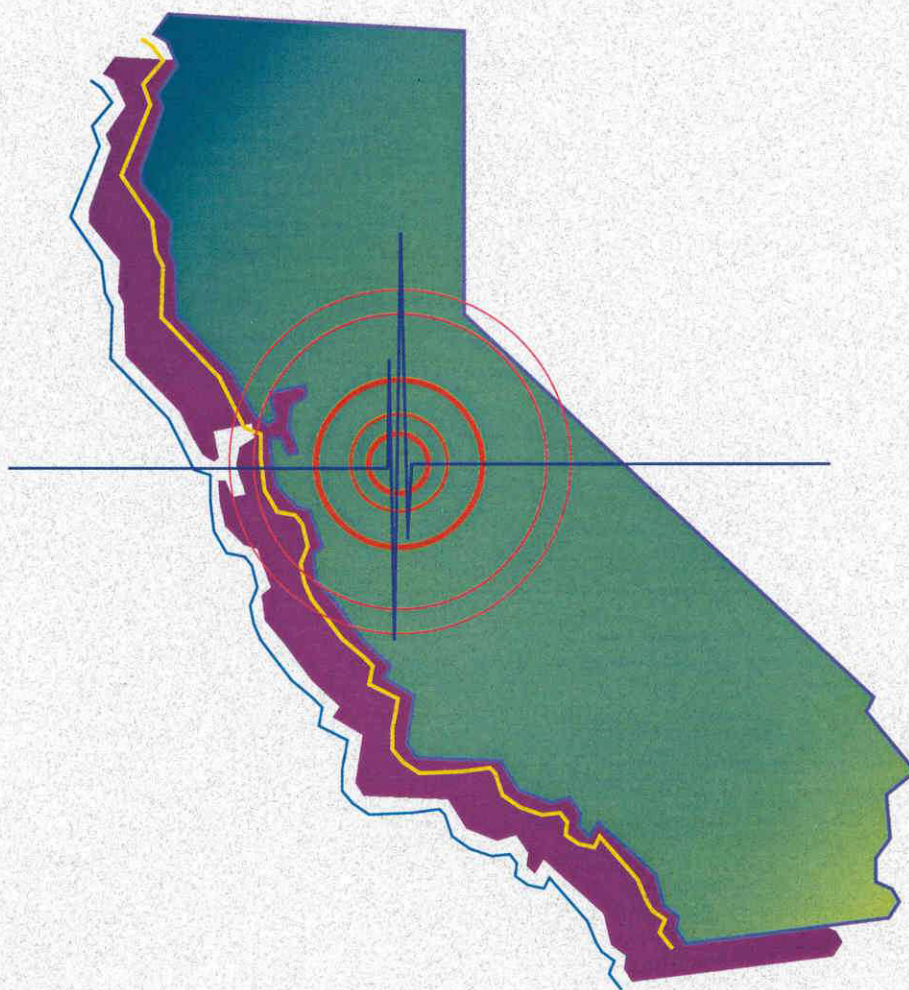
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Originating Office

State-Owned Buildings

Bond Act Expenditures

*Earthquake Safety and Public Rehabilitation Bond Act of 1990
Status Report • December 1999*



State-Owned Buildings

Bond Act Expenditures

Status Report December 1999

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STATE-OWNED BUILDINGS STATUS REPORT

The Department of General Services, Real Estate Services Division, is issuing this report to the Legislature in response to the requirements outlined in Government Code Section 8878.61.

BACKGROUND

In June 1990, the voters of California passed the Earthquake Safety and Public Buildings Rehabilitation Bond Act of 1990 (Bond Act), which provides \$300,000,000 in general obligation bonds for the seismic retrofit or replacement of buildings owned by the state and local governments. Bond Act language designated the Department of General Services (DGS) as the primary administering agency. Of this amount, \$250,000,000 was designated for state buildings and \$50,000,000 was for a grant program to assist local governments retrofit essential services buildings. A summary of programs and projects currently funded or allocated for state-owned buildings is as follows:

State-Owned Buildings:

- State-Owned Buildings Program-Support - Proposition 122 (SB 1250)
- Seismic Safety Commission (SSC) - Research (SB 1250)
- Seismic Retrofit Guidelines and Standards (SB 597)
- California Science Center (formally California Museum of Science and Industry - CMSI), Los Angeles (AB 1927)
- Bay Area Facilities Study - San Francisco and Oakland (AB 4333)

STATE-OWNED BUILDINGS STATUS REPORT

STATUS OF STATE PROJECTS FUNDED BY THE BOND ACT

The Bond Act requires the DGS to determine the seismic safety of all state-owned buildings except for the University of California and California State University buildings. Surveys for approximately 9,000 of the over 16,000 state buildings were received from departments. These surveys were filtered through a multi-step process to determine the buildings which were the most seismically deficient and had the greatest population. The initial report outlining these findings was released in April 1994, to the State Legislature, and amended in October, 1994. The DGS has continuously been underway with the implementation to retrofit these and other buildings that have been added to the initial list utilizing the same methodology as recommended in the report and approved by the Legislature. These retrofit projects are currently utilizing \$217 million of the \$250 million allocated for state buildings. To date, 42 projects have benefited from these funds with 10 completed, 14 under construction and the remainder in design. There were six others which were only studied.

Seismic Safety Commission (SSC) - Research (SB 1250)

This work is being managed by the SSC utilizing the \$3 million dollars as prescribed in the legislation.

Seismic Retrofit Guidelines and Standards (SB 597)

Funds were appropriated for the DGS in February 1993, out of the Bond Fund to develop seismic retrofit guidelines and standards for all buildings enclosing more than 20,000 square feet of floor area with concrete or reinforced masonry column or wall construction, as required by SB 597. The DGS has completed the work of coordinating the commissions, boards and private business enterprises as designated by SB 597. These were submitted to the California Building Standards Commission (CBSC) in 1999 and are still under consideration. AB 3313 also required the DGS to develop guidelines and standards for the seismic retrofit of all state buildings, including University of California (UC) and California State University (CSU) buildings. These standards for all state buildings were adopted by the CBSC in 1997, and have been incorporated into the current building codes.

California Science Center (formerly California Museum of Science and Industry - CMSI), Los Angeles (AB 1927)

The appropriation provided funding for seismic retrofit and/or replacement of the Armory and Ahmanson buildings at this site. The 1994-95 Budget Act limited seismic bond fund appropriation to \$16.4 million. This project was completed in early 1998.

STATE-OWNED BUILDINGS STATUS REPORT

Bay Area Facilities Study - San Francisco and Oakland

This encompasses all of the activities for the analysis and subsequent expenditures totaling \$7.313 million to proceed into design/build contracts for the San Francisco Project (350 McAllister Street and 455 Golden Gate Avenue), and the Elihu M. Harris State Office Building in Oakland. The remaining funding for these projects was provided through lease/revenue bonds.

TOTALS

Beginning Fund Balance (State Owned Buildings) ***\$250,000,000**

State Owned Buildings Program - Support (SB 1250)	(5,869,000)
Seismic Safety Commission (SB 1250)	(3,000,000)
Seismic Guideline & Standards (SB 597)	(320,000)
California Museum of Science & Industry (AB 1927)	(16,400,000)
Bay Area Studies (AB 4333)	<u>(7,313,000)</u>
Balance Available for Projects	\$217,098,000

Total Appropriations (95/96 thru 99/00) **\$326,011,000**

Reversions (95/96 thru 99/00)	(162,107,000)
Projects cancelled, reprioritized, bid saving and FEMA reimbursements of \$22,458,000	
Utilized on 41 Projects	<u>\$163,904,000</u>

Projected for 6 Additional Projects	26,815,000
Fund Transfer on 1 Project	<u>6,089,000</u>
	\$196,808,000

(196,808,000)

Fund Reserve

\$20,290,000

***Footnote: All figures in ()'s are deductions**

**STATE-OWNED BUILDINGS
STATUS REPORT**

PROJECT		STATUS
1	EMPLOYMENT DEVELOPMENT DEPARTMENT 800 Capitol Mall Sacramento, CA 95814 County: Sacramento Use: Office Dept: DGS DSA # 3 Budget Amount: \$10,356,000 Projected Amount: \$8,831,630	Construction 10% completed.
2	LIBRARY & COURTS BLDG 914 Capitol Mall Sacramento, CA 95814 County: Sacramento Use: Office Dept: DGS DSA # 17 Budget Amount: \$23,350,000 Projected Amount: \$18,789,144	Construction 80% completed.
3	JESSE UNRUH OFFICE BLDG 914 Capitol Mall Sacramento, CA 95814 County: Sacramento Use: Office Dept: DGS DSA # 18 Budget Amount: \$21,217,000 Projected Amount: \$11,328,600	Project completed.
4	JUNIPERO SERRA STATE OFFICE BLDG (MICROWAVE TOWERS) 107 S Broadway Los Angeles, CA 90012 County: Los Angeles Use: Office Dept: DGS DSA # 22 Budget Amount: \$12,300,000 Projected Amount: \$12,300,000	Project consists of 16 new sites. Project 75% complete. Experiencing difficulty obtaining leases at 3 sites.
5	SANTA ANA STATE OFFICE BLDG 28 Civic Center Plaza Santa Ana, CA 92701 County: Orange Use: Office Dept: DGS DSA # 24 Budget Amount: \$11,550,000 Projected Amount: \$11,550,000	Working drawings complete. To bid January 2000.
6	LEGISLATIVE OFFICE BLDG 1020 N St Sacramento, CA 95814 County: Sacramento Use: Office Dept: JRC DSA # 47 Budget Amount: \$1,621,000 Projected Amount: \$1,621,000	Not funded.
7	LEGISLATIVE OFFICE ANNEX 1021 O St Sacramento, CA 95814 County: Sacramento Use: Office Dept: JRC DSA # 48 Budget Amount: \$2,178,000 Projected Amount: \$2,295,832	Project completed.

Note: Budget Amount: Authorized and anticipated project cost.
Projected Amount: Forecasted or actual project amount.

**STATE-OWNED BUILDINGS
STATUS REPORT**

PROJECT		STATUS
8	<p>BLDG N (RESIDENCE HALL) 3102 E Highland Ave Patton, CA 92369 Use: Residence Budget Amount: \$102,500</p> <p>County: San Bernardino Dept: DMH DSA # 234 Projected Amount: \$102,500</p>	Seismic study completed.
9	<p>ANNEX BLDG 1215 O St Sacramento, CA 95814 Use: Office Budget Amount: \$252,000</p> <p>County: Sacramento Dept: DFA DSA # 305 Projected Amount: \$192,100</p>	Project completed.
10	<p>WING L 23500 Kasson Rd Tracy, CA 95376 Use: Residence Budget Amount: \$1,762,000</p> <p>County: San Joaquin Dept: CDC DSA # 872 Projected Amount: \$1,762,000</p>	Working drawings 80% completed.
11	<p>KITCHEN DINING HALL (WING R) 23500 Kasson Rd Tracy, CA 95376 Use: Other Budget Amount:</p> <p>County: San Joaquin Dept: CDC DSA # 876 Projected Amount:</p>	Combined with Wing L.
12	<p>ADMINISTRATION BLDG 101 5th & Western St Norco, CA 91760 Use: Office Budget Amount: \$19,994,000</p> <p>County: Riverside Dept: CDC DSA # 902 Projected Amount: \$17,224,000</p>	Installing modular buildings to vacate existing Risk Level VI building.
13	<p>LIBRARY (MAIN, 2 WINGS) 1140 S Norwalk Blvd Norwalk, CA 90650 Use: Assembly Budget Amount: \$50,000</p> <p>County: Los Angeles Dept: DMH DSA # 3050 Projected Amount: \$2,000,000</p>	Study underway to replace building.
14	<p>WARD D-1516 2501 Harbor Blvd Costa Mesa, CA 92626 Use: Emergency Budget Amount: \$4,568,000</p> <p>County: Orange Dept: DDS DSA # 3275 Projected Amount: \$4,568,000</p>	Project includes WARD E-3014 and WARD F-1112. Working drawings 90% completed.

Note: Budget Amount: Authorized and anticipated project cost.
Projected Amount: Forecasted or actual project amount.

**STATE-OWNED BUILDINGS
STATUS REPORT**

PROJECT		STATUS
15	<p>WARD E-3014 2501 Harbor Blvd Costa Mesa, CA 92626 Use: Emergency Budget Amount:</p> <p>County: Orange Dept: DDS DSA # 3276 Projected Amount:</p>	See WARD D-1516.
16	<p>WARD F-1112 2501 Harbor Blvd Costa Mesa, CA 92626 Use: Emergency Budget Amount:</p> <p>County: Orange Dept: DDS DSA # 3277 Projected Amount:</p>	See WARD D-1516.
17	<p>MAIN KITCHEN B-1 3530 W Pomona Blvd Pomona, CA 91768 Use: Assembly Budget Amount: \$1,842,000</p> <p>County: Los Angeles Dept: DDS DSA # 3295 Projected Amount: \$1,227,628</p>	Project completed.
18	<p>THEATRE/ MEDIA CTR/ DINING Hwy 29 & California Blvd Yountville, CA 94599 Use: Office Budget Amount: \$2,168,000</p> <p>County: Napa Dept: DVA DSA # 3551 Projected Amount: \$2,582,000</p>	To be split into two projects in FY 2000/01 budget as Theatre receiving private donations.
19	<p>KITCHEN/ DINING ROOM 201 Waterman Rd Ione, CA 95640 Use: Other Budget Amount: \$2,050,000</p> <p>County: Amador Dept: CYA DSA # 3755 Projected Amount: \$1,929,343</p>	Project completed.
20	<p>WARD B 2100 Napa - Vallejo Hwy Napa, CA 94558 Use: Emergency Budget Amount: \$1,944,000</p> <p>County: Napa Dept: DMH DSA # 3921 Projected Amount: \$1,698,700</p>	Project completed.
21	<p>MCGRATH SCHOOL 2100 Napa - Vallejo Hwy Napa, CA 94558 Use: Classroom Budget Amount: \$1,118,000</p> <p>County: Napa Dept: DMH DSA # 3963 Projected Amount: \$1,118,000</p>	Working drawings 90% completed.

Note: Budget Amount: Authorized and anticipated project cost.
Projected Amount: Forecasted or actual project amount.

**STATE-OWNED BUILDINGS
STATUS REPORT**

PROJECT		STATUS
22	<p>NORTH BLOCK BLDG 100 Main St San Quentin, CA 94964 Use: Residence Budget Amount: \$4,170,000</p> <p>County: Marin Dept: CDC DSA # 4152 Projected Amount: \$4,170,000</p>	Working drawings 90% completed.
23	<p>HOSPITAL NEUMILLER 100 Main St San Quentin, CA 94964 Use: Emergency Budget Amount: \$6,623,000</p> <p>County: Marin Dept: CDC DSA # 4211 Projected Amount: \$6,623,000</p>	Working drawings 80% completed.
24	<p>EDUCATION G VOCATIONAL Hwy 202 At Cummings Valley Tehachapi, CA 93561 Use: Classroom Budget Amount: \$896,000</p> <p>County: Kern Dept: CDC DSA # 4337 Projected Amount: \$822,900</p>	Construction 45% completed.
25	<p>J KITCHEN LAUNDRY Hwy 202 At Cummings Valley Tehachapi, CA 93561 Use: Kit, Maint, Lab Budget Amount: \$815,000</p> <p>County: Kern Dept: CDC DSA # 4339 Projected Amount: \$757,100</p>	Construction 45% completed.
26	<p>VAN WESTON HALL Hwy 202 At Cummings Valley Tehachapi, CA 93561 Use: Classroom Budget Amount: \$1,653,000</p> <p>County: Kern Dept: CDC DSA # 4348 Projected Amount: \$1,653,000</p>	Working drawings 75% completed.
27	<p>INMATE HOUSING 1 Prison Rd Represa, CA 95671 Use: Residence Budget Amount: \$7,172,000</p> <p>County: Sacramento Dept: CDC DSA # 4381 Projected Amount: \$7,798,435</p>	Construction 60% completed. Unforeseen site conditions required augmentation.
28	<p>INMATE HOUSING 5 Prison Rd Represa, CA 95671 Use: Classroom Budget Amount: \$3,599,000</p> <p>County: Sacramento Dept: CDC DSA # 4385 Projected Amount: \$3,897,426</p>	Construction 50% completed. Unforeseen site conditions required augmentation.

Note: Budget Amount: Authorized and anticipated project cost.
Projected Amount: Forecasted or actual project amount.

**STATE-OWNED BUILDINGS
STATUS REPORT**

PROJECT		STATUS
29	<p>DINING ROOM 2 BLDG 6 Prison Rd Represa, CA 95671 Use: Dining Budget Amount: \$1,948,000</p> <p>County: Sacramento Dept: CDC DSA # 4386 Projected Amount: \$2,281,083</p>	Project completed. Unforeseen site conditions required augmentation.
30	<p>DINING ROOM 1 BLDG 15 Prison Rd Represa, CA 95671 Use: Dining Budget Amount: \$1,576,000</p> <p>County: Sacramento Dept: CDC DSA # 4395 Projected Amount: \$1,501,169</p>	Construction to commence Spring 2000.
31	<p>PETALUMA ADOBE Sonoma Historic Courtyard Petaluma, CA 94952 Use: Assembly Budget Amount: \$1,608,000</p> <p>County: Sonoma Dept: DPR DSA # 10333 Projected Amount: \$1,406,600</p>	Project completed.
32	<p>WING V (EDUCATION) 5 Mi N Of Soledad On Hwy 101 Soledad, CA 93960 Use: Classroom Budget Amount: \$2,367,000</p> <p>County: Monterey Dept: CDC DSA # 10819 Projected Amount: \$2,367,000</p>	Working drawings 25% completed.
33	<p>MEADOWVIEW ARMORY 3250 Meadowview Rd Sacramento, CA 95832 Use: Assembly Budget Amount: \$1,476,000</p> <p>County: Sacramento Dept: MIL DSA # 11169 Projected Amount: \$1,476,000</p>	Working drawings completed. To bid in January 2000.
34	<p>VENTURA ARMORY 1270 Arundale Ave Ventura, CA 93003 Use: Assembly Budget Amount: \$1,979,000</p> <p>County: Ventura Dept: MIL DSA # 11178 Projected Amount: \$1,979,000</p>	Working drawings completed. To bid in January 2000.
35	<p>SANTA BARBARA ARMORY 700 E Canon Perdido St Santa Barbara, CA 93103 Use: Assembly Budget Amount: \$5,500,000</p> <p>County: Santa Barbara Dept: MIL DSA # 11270 Projected Amount: \$2,721,000</p>	Construction 30% completed.

Note: Budget Amount: Authorized and anticipated project cost.
Projected Amount: Forecasted or actual project amount.

**STATE-OWNED BUILDINGS
STATUS REPORT**

PROJECT		STATUS
36	<p>BLDG P-1 3044 Horace St Riverside, CA 92506 Use: Classroom Budget Amount: \$2,980,000</p> <p>County: Riverside Dept: DOE DSA # 12796 Projected Amount: \$2,233,100</p>	Project completed.
37	<p>SECOND ST PARKING GARAGE 107 S Broadway Los Angeles, CA 90012 Use: Garage, Park Budget Amount: \$1,254,979</p> <p>County: Los Angeles Dept: DGS DSA # 220002 Projected Amount: \$1,254,979</p>	Building demolished.
38	<p>RECEIVING & TREATMENT BLDG 1 (HOSP) 1140 S Norwalk Blvd Norwalk, CA 90650 Use: Emergency Budget Amount: \$190,000</p> <p>County: Los Angeles Dept: DMH DSA # 302501 Projected Amount: \$190,000</p>	Seismic study only; completed.
39	<p>CT WEST A-E 1140 S Norwalk Blvd Norwalk, CA 90650 Use: Hospital Budget Amount: \$13,509,000</p> <p>County: Los Angeles Dept: DMH DSA # 304301-05 Projected Amount: \$10,512,500</p>	Construction 30% completed.
40	<p>CT EAST A-E 1140 S Norwalk Blvd Norwalk, CA 90650 Use: Hospital Budget Amount: \$13,480,000</p> <p>County: Los Angeles Dept: DMH DSA # 304401-05 Projected Amount: \$10,483,500</p>	Construction 30% completed.
41	<p>SOUTH BLOCK 100 Main St San Quentin, CA 94964 Use: Residence Budget Amount: \$9,194,000</p> <p>County: Marin Dept: CDC DSA # 421301, 02 Projected Amount: \$6,308,000</p>	Construction 25% completed.
42	<p>WEST BLOCK 100 Main St San Quentin, CA 94964 Use: Residence Budget Amount: \$5,786,000</p> <p>County: Marin Dept: CDC DSA # 421501, 02 Projected Amount: \$4,154,000</p>	Construction 15% completed.

Note: Budget Amount: Authorized and anticipated project cost.
Projected Amount: Forecasted or actual project amount.

**STATE-OWNED BUILDINGS
STATUS REPORT**

PROJECT		STATUS
43	<p>EAST BLOCK 100 Main St San Quentin, CA 94964 County: Marin Use: Residence Dept: CDC DSA # 421601, 02 Budget Amount: \$4,090,500 Projected Amount: \$4,090,500</p>	Project completed.
44	<p>CENTRAL GUIDANCE CENTER A - E 14901 S Central St Chino, CA 91710 County: San Bernardino Use: Residence Dept: CDC DSA # 406201-05 Budget Amount: \$3,914,000 Projected Amount: \$3,914,000</p>	Working drawings 25% completed.
45	<p>OFFICERS & GUARDS Prison Rd Represa, CA 95671 County: Sacramento Use: Office Dept: CDC DSA # 4406 Budget Amount: \$4,608,000 Projected Amount: \$4,608,000</p>	Working drawings 25% completed.
46	<p>MEDIA CTR, GYM, ADULT ED 15000 Arnold Dr Eldridge, CA 95431 County: Sonoma Use: Office Dept: DDS DSA # 347601-03 Budget Amount: \$74,000 Projected Amount: \$74,000</p>	Project cancelled. Risk level not yet confirmed.
47	<p>HOSPITAL B-50 3530 W Pomona Blvd Pomona, CA 91768 County: Los Angeles Use: Hospital Dept: DDS DSA # 332501-07 Budget Amount: \$102,500 Projected Amount: \$102,500</p>	Seismic study only; completed.
48	<p>ADMINISTRATION BLDG Hwy 29 & California Blvd Yountville, CA 94599 County: Napa Use: Office Dept: DVA DSA # 3552 Budget Amount: \$4,298,644 Projected Amount: \$4,299,024</p>	Project completed.

Note: Budget Amount: Authorized and anticipated project cost.
 Projected Amount: Forecasted or actual project amount.